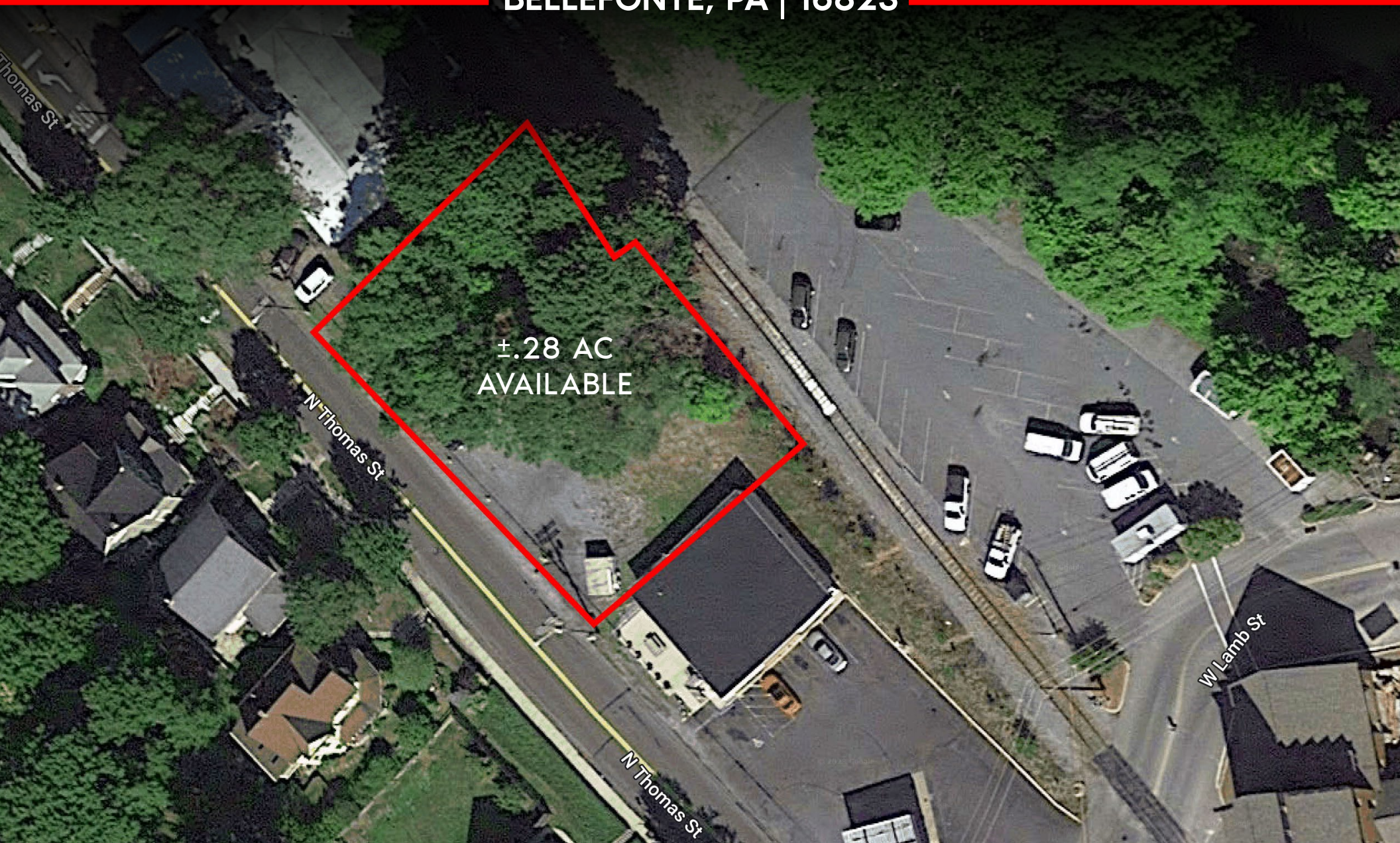


341 W Lamb Street

BELLEFONTE, PA | 16823



±.28 AC
AVAILABLE



Kandy Weader | Luke Higgins

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

341 W Lamb Street

BELLEFONTE, PA | 16823

± .28 AC
FOR LEASE

PROPERTY OVERVIEW

Build to suit or ground lease opportunity for waterfront land in historic Bellefonte on the renowned Spring Creek. The lot is part of the Waterfront Business District, which is undergoing redevelopment efforts with includes a boutique hotel, residential condominiums, and commercial/retail space. Although the land is small at .28 acres, there is about 9,072 sf of impervious area able to be developed. The district also has limited setback requirements allowing for maximum coverage.

The lot is a perfect location being only steps from Gamble Mill Inn and borders the stream access in Krauss Park along Water St, which is frequented by kayakers and fishermen. It is also within walking distance of the courthouse and has easy access to the hub of Bellefonte.

There are great business opportunities for food users, food trucks, or even an ice cream shop, or join the other quaint shops in Bellefonte with your own concept.

LOCATION

Waterfront property in the heart of downtown Bellefonte. Zoned for waterfront business district.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,836	26,866	36,978
TOTAL EMPLOYEES	5,406	7,427	12,507
AVERAGE HHI	\$87,866	\$93,560	\$100,835
TOTAL HOUSEHOLDS	6,518	9,684	13,713

TRAFFIC COUNTS: W Lamb St ± 7,200 VPD



PROPERTY HIGHLIGHTS

- Build to suit or ground lease opportunities
- Waterfront lot at .28 acres with about 9,072 sf of impervious coverage
- Flat lot bordering Spring Creek's downtown access point
- Good opportunity for food users or small shops
- Part of a revitalization effort for historic Bellefonte with a boutique hotel, residential units, and commercial/retail properties



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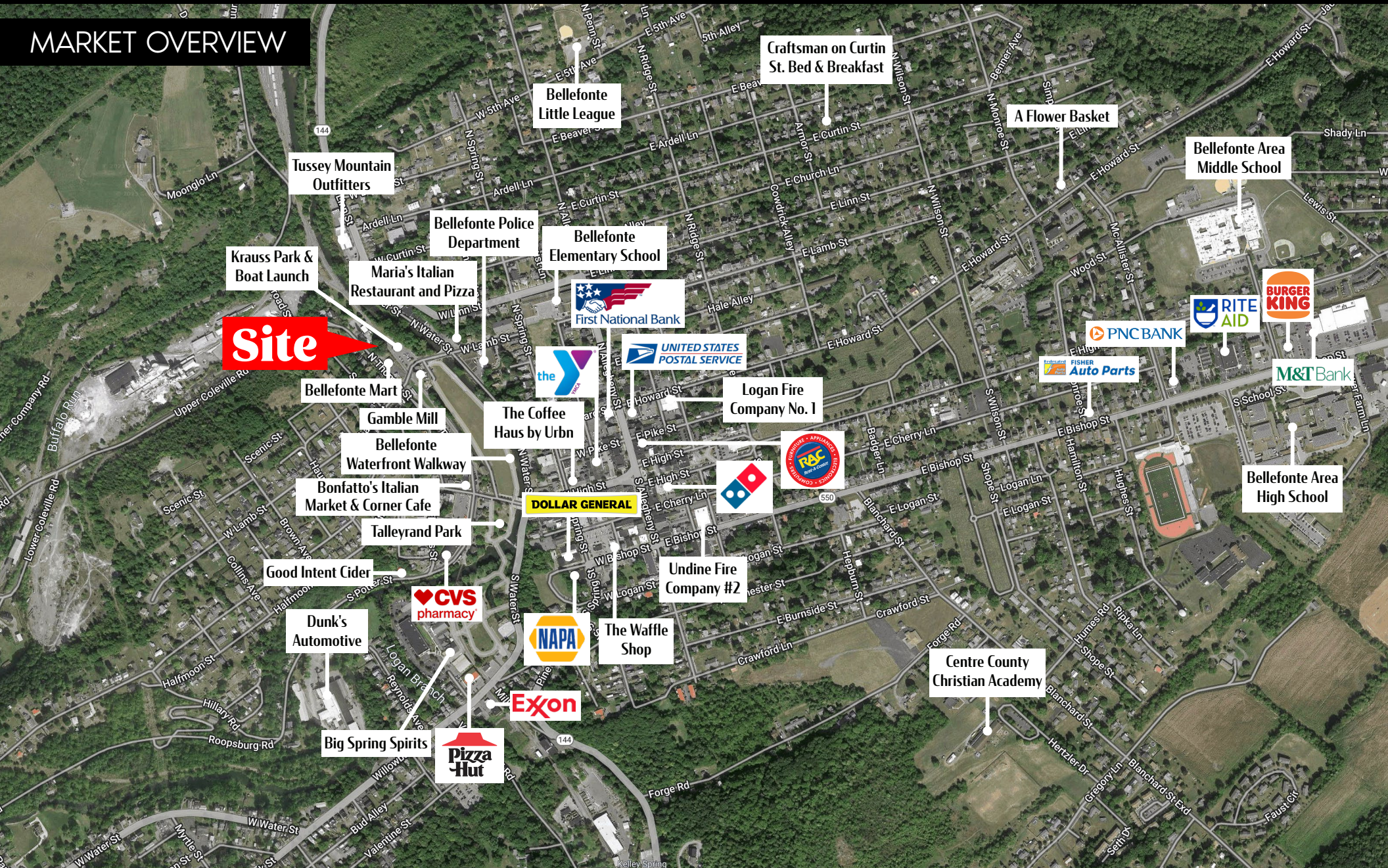
COMMERCIAL BROKERAGE. *Redefined.*

341 W Lamb Street

BELLEVILLE, PA | 16823

± .28 AC
FOR LEASE

MARKET OVERVIEW



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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